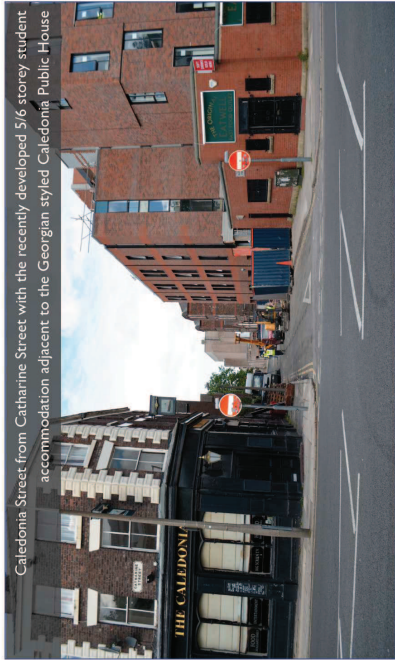


## 3.0 CONTEXT, CONSTRAINTS &amp; OPPORTUNITIES



Caledonia Street from Catharine Street with the recently developed 5/6 storey student accommodation adjacent to the Georgian styled Caledonia Public House

The site is bound by Caledonia Street, Catharine Street, Falkner Street and, historically by Sugnal Street. It is owned by the University of Liverpool and is currently occupied by student residential accommodation known as Philharmonic Court, built in 1973. The current buildings on site are now outdated and no longer meet the standards required for modern student accommodation. In addition, due to their age, the buildings do not meet current building standards in respect of climate change mitigation, accessibility and building performance.

The site is located within the Canning Street Conservation Area and is whilst largely residential the character of the area is defined by a mix of uses. There are two public houses within close proximity of the site – The Caledonia, on the corner of Catharine Street and Caledonia Street, and The Belvedere, on the corner of Falkner Street and Sugnal Street.

The westernmost end of Falkner Street comprises a number of shops, bars and restaurants extending to Hope Street. To the north of the site is the former Sheltering Home for Destitute Children, which is now occupied by Liverpool John Moores University. To the west the site is bound by car parking associated with Federation House, which is located on Hope Street. The south and east boundaries of the site about housing located on Catharine Street and Falkner Street. These properties are all in the ownership of the University of Liverpool, also providing student accommodation.

Beyond the immediate site lies the University of Liverpool main campus (to the north west) and the City Centre (to the east). The Hope Street Quarter is located to the immediate east, which includes restaurants, bars, a hotel and the Grade II\* Listed Philharmonic Hall.

## VIEWS TOWARDS THE SITE

The views into the site are restricted to views looking between buildings, apart from the street of Caledonia Street, which itself is quite narrow and this only allows oblique views in.

The views towards the site from surrounding streets are below;

View into the site from Catharine Street

The view here is limited and the site not accessible through here



View into site from Catharine St

View into the site from Myrtle Street

The view here is limited between the existing buildings



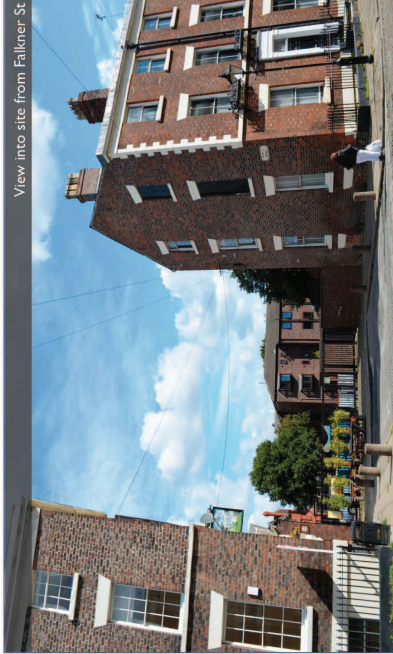
View into site from Myrtle Street

View into the site from Caledonia Street – western approach

The view here is limited between the existing buildings but opens out across the open car park, however existing mature trees screen a large area of the development



View East towards the Site along Caledonia Street from Hope Street with Philharmonic Hall to the left in the foreground



View into site from Falkner St



3.0 CONTEXT, CONSTRAINTS & OPPORTUNITIES

View into the site from Upper Hope Place

The view here is limited between the existing buildings but opens out across the open car park, however existing mature trees screen a large area of the development



View into site from Upper Hope Street

THE CONSTRAINTS AND OPPORTUNITIES

Looking at the existing site photos the main constraint is the fact that there is only one external street to the site boundary and it is bounded land on three sides. Therefore public/pedestrian access can only be taken from one side.

The scale of the surrounding buildings are a constraint, as well of course, is the historic nature of the surrounding buildings on almost every side as identified in the context section earlier. This will need careful design to relate to these, and not dilute the quality of the environment.

As the site is relatively flat, levels are not a significant constraint, and there are no services across the site that cannot be diverted.

An existing sub station sits below some accommodation, which is attached to a listed building.

The relocation of this poses an opportunity to locate this facility in a less prominent location, and create some space between the listed building and the new development, to improve its setting.



View into the Site from the Squirrel Street cul de sac created by the 1970s development of Philharmonic Court showing the existing Sub station with accommodation above

The fact that the overall masterplan intends to reinstate these historic properties back to their original use as private residential dwellings creates an opportunity for significant enhancement to the public and private amenity space for this and the revitalised dwellings.



View East to the rear of the Georgian Period Terrace on Falkner Street which back onto the Site.

There are significant external access positions and good public footpath infrastructure. The opportunity is to tie into this in a cohesive way as part of the new development.

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### 4.0 INVOLVEMENT

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The professional team have worked with the client, and Liverpool University to create a scheme which meets the needs of the University to accommodate new student accommodation for the growing student population in Liverpool.

The client and their team was selected by Liverpool University to progress this project after a competition bid for the site, following which our client was selected.

The scheme has been discussed and reviewed and modified through dialogue with the local Planning Authority (LPA) to create a scheme which is appropriate and suitable for the site in use, scale, missing and design terms.

Meetings have taken place with the LPA on;

11th July 2012 at Liverpool Councils planning office.

15th August 2012 at Liverpool Councils planning office.

In addition separate dialogue has taken place with the LPA, highways and access officers.

As a result of both of these meetings above, and the dialogue with these parties, the scheme has been modified to take account of the LPA's views and comments, which have been set out in emails from Barbara Kirkbride, the Planning Officer allocated to this project.



The initial presentation to the LPA was after our selection by the University to work as their partners in providing new accommodation, and therefore the design principles had already been accepted by the University.

The initial scheme presented to the LPA on 11th July 2012 is identified below;



7163 - Falkner Street : Typical Upper Floor Plan  
Scale: NTS@A1 Auth By: CJB Drawn By: JS Date: 02.03.12 Draw No: L00092

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7163 - Falkner Street : Typical Ground Floor Plan  
Scale: NTS@A1 Auth By: CJB Drawn By: JS Date: 02.03.12 Draw No: L00091

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